

HALL COUNTY BOARD OF EQUALIZATION MEETING DECEMBER 14, 2004

The Hall County Board of Equalization met December 14, 2004, by published call and from regular session.

9:35 a.m. Jeffries made a motion and Humiston seconded to go into a board of equalization meeting. Arnold, Eriksen, Hartman, Humiston, Jeffries, Lancaster and Rye all voted yes and none voted no. Motion carried.

MEMBERS PRESENT – Members present were Scott Arnold, Jim Eriksen, Dick Hartman, Bob Humiston, Bud Jeffries, Pamela Lancaster and Robert Rye.

COUNTY ASSESSOR JAN PELLAND ACTION ON OVER AND UNDERVALUED PROPERTY TAX PROTESTS – County Assessor Jan Pelland was present. The following protests were received.

#2004-1 Leroy Sprague, 2506 Sothman Drive Grand Island, Southwood Condominium Property, Regime III, Brentwood Second Sub Lt 7 Blk 2 Suite No. 2, Mr. Sprague stated no other property received an increase and he feels the valuation is above market value.

County Assessor Jan Pelland stated that this property was missed when the land was revalued in June. She stated that the comparable property of 2408 Sothman Drive that is for sale is a smaller property. The current value of his property is at \$151,701.00

Arnold made a motion and Jeffries seconded to uphold the assessor valuation on protest #2004-1 for Leroy Sprague. Arnold, Eriksen, Hartman, Humiston, Jeffries, Lancaster and Rye all voted yes and none voted no. Motion carried.

#2004-2 Calvin & Vodis Dahlke, P.O. Box 5, Alda, Nebraska 68810 Lot 6,7 & 8 except N 10' of 8 on Blk 2 Powell's Addition. Mr. Dahlke stated that this situation was to be resolved 35 years ago and he questioned by his land valuation increased by 300%.

County Assessor Jan Pelland stated that the Dahlke's filed a protest in June and received some adjustment then. The only change that was made was that the value for the vacated alley was added to his property.

Arnold made a motion and Jeffries seconded to uphold the value set by the County Assessor. Arnold, Eriksen, Humiston, Jeffries, Lancaster and Rye all voted yes and Hartman voted no. Motion carried

2004-3 Shirley Meininger, 1204 West Wood Terrace Hastings, Nebraska 68901, Lot Two (2) Amick Acres West Fourth, Subdivision, Hall County Nebraska. She stated that the contract price with the upgrades was \$140,000.00 which included the land. The attached town home was just sold at a listing of \$139,000.00.

County Assessor Jan Pelland stated that the value of this property is \$184,002.00. One half of the town home was sold for \$145,057.00. This half was built to the owners specifications and the other half was sold for \$136,200.00. The valuation of the land is \$31,749.00.

Lancaster questioned if the square footage was the same on both sides of the condo.

Jeffries made a motion and Hartman seconded to set the value of the property at \$136,200.00.

Discussion was held. Hartman withdrew his second, No other second received motion failed. Pelland noted that the property was sold for \$145,057.00.

Arnold made a motion and Jeffries seconded to set the value at \$140,000.00.

Eriksen expressed concern on using that value.

The vote on the motion was taken. Arnold, Hartman, Humiston, Jeffries, Lancaster and Rye all voted yes and Eriksen voted no. Motion carried.

Jeffries made a motion and Arnold seconded to go out of the board of equalization meeting. Arnold, Eriksen, Hartman, Humiston, Jeffries, Lancaster and Rye all voted yes and none voted no. Motion carried.

9:55 a.m. Returned to regular session.

Marla J. Conley Hall County Clerk